

राजा स्तर पर्यावरण समाघात निर्धारण
प्राधिकरण, उत्तराखण्ड, 653, इन्दिरानगर
कालोनी, सीमाद्वाररोड, देहरादून- 248006
(पर्यावरण, वन एवं जलवायु परिवर्तन
मंत्रालय, भारत सरकार, नई दिल्ली द्वारा
गठित)

दूरभाष: 0135-2763576

ईमेल: seiaa.seac.uk@gmail.com



State Level Environment Impact
Assessment Authority, 653,
Indiranagar Colony, Seemadwar
Road, Dehradun- 248006
(Constituted by Ministry of
Environment, Forests and Climate
Change Government of India.)
Phone No- 0135-2763576
Email- seiaa.seac.uk@gmail.com

E.C.No-139-8(15)/2019

Dated-27-05-2020

To,

M/s The Pearl Grand,
19/1 Raj Vihar P.O. New Forest Dehradun.

Mob-9412052117

Sub: Regarding Environmental Clearance for DG Set and expansion of "HOTEL THE PEARL GRAND" Project by Existing Hotel facilities at Khasra No 773, Niranjapur Mandi, Saharanpur Road District Dehradun.

Sir,

This has reference to your proposal No SIA/UK/MIS/32870/2019 dated 18th March, 2019, submitted to the SEIAA for grant of Environmental Clearance (EC) in terms of the provisions under the Environment (Protection) Act, 1986. The project site being located within the territorial limits of Doon Valley, provisions of Doon Valley Notification, 1989 are applicable and the proposal is categorized as Orange category (B2). The proposal for DG Set and expansion of "HOTEL THE PEARL GRAND" Project by Existing Hotel facilities at Khasra No 773, Niranjapur Mandi, Saharanpur Road District Dehradun was considered by the State Expert Appraisal Committee in its meeting held on 26th December, 2019. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

Sr. No.	Parameters	Description
1.	Name of the Project	Expansion of "HOTEL THE PEARL GRAND" Project by Existing Hotel facilities at Khasra No 773, Niranjapur Mandi, Saharanpur Road District, Dehradun.
2.	Category of Project as per EIA Notification & Amendments	"Orange" as per Doon Valley Notification S.O. 102 (E) Dated 1 st February 1989.
3.	Total Rooms	45 (rooms), 01 Restaurant, 01 Hall, 01 Bar, 02 D.G. Sets (62.5 + 250 KVA) and 01 Laundry.
4.	Total area of the Plant	2257.50 m ² with Built-up Area (G+3)3181 square meter The total land area for project is 2257.50 m ² in which 770 m ² (33%) of the net land area is being used for green belt
5.	Location	Khasra No 773, Niranjapur Mandi, Saharanpur Road District Dehradun.
6.	Coordinates of the Site	Latitude: 30°30'25.43" N, Longitude: 78°01'05.34" E
7.	Water Requirement/Source	
	Water Requirement (KLD)	Total – 22.8 KLD Fresh – 15.96 KLD
	Source of water	Borewell.
8.	Water Break-up	Domestic : 13.70 KLD Green-belt : 3.00 KLD Flushing : 6.10 KLD Total : 22.80 KLD
9.	Waste Management	Water Existing STP (Capacity – 20.0 KLD) ETP : 20 KLD (Proposed)

	Waste water generation Mode of Disposal	Domestic Activities: 22.8 KLD Waste water generated:18.24 KLD (80% Fresh + 100% Flushing)& (3.00 KLD) will be used for irrigation purpose. Remaining 1.56 KLD will be discharged into Municipal drain.
10.	Employment generation	60 Nos.
11.	Power Supply/ Start up Power	250 KVA (Sources from UPCL).
12.	DG set	62.5 KVA (01 No.) + 250 KVA (01 No.)
13.	Total Project Cost	₹10.87Crore
14.	Corporate Environmental Responsibility (CER)	CER 2% of the project cost

ECOLOGICAL DAMAGE AND REMEDIATION/ EMP SUGGESTED

S. No	Parameter	Issue	Related Damage	Remediation/EMP Suggested	Estimated Cost of Damage/Remediation
1.0	Raw Water	Use of raw water for domestic use by in house employees and guests and for visitors as well	Ground water resources used	Rain water to be harvested as per CGWA guidelines in the existing premises.	Two Rainwater harvesting pits of size 4 m diameter × 5.0 m effective depth have been provided. Therefore no remediation plan is required
2.0	Waste Water	Domestic wastewater generation	Hotel has installed STP of 20 KLD and the treated water (12 KLD) is being used in flushing and green belt development. Thus no ecological damage occurred	Setup of Sewage Treatment Plant and the treated water from STP was used for greenery development	The Sewage Treatment Plant Facility of adequate capacity (20KLD) is already provided. Rs. 50,000/- Towards the analysis of Drinking as well as Inlet and outlet STP water quality. The Effluent Treatment Plant Facility of adequate capacity (20KLD) shall be proposed for the laundry and the cost is estimated to Rs. 10,00,000/-
3.0	Air Pollution	Degradation of the ambient air quality due to the operation of DG set and Transportation activity involving movement of vehicles	Negligible Impact as Operation of DG set was rare due to the maximum uses of UPS in lighting and lift facility incase of power failure.	Free health check-up camp will be organized. Measuring Ambient air Quality on a regular basis. This will enable knowing incremental pollution. Plantation of trees on the boundary of project site	Rs. 50,000/- towards one-time health checkup Rs. 1, 00,000/- towards regular monitoring of Stack emission for DG set, Ambient Air Quality and work zone at project site. Planting of trees in 770 sqm inside the premises have already been done which is 34% of the total plot area.
4.0	Noise & Vibration	Noise generation due	Negligible impact due to proper	Regular monitoring of noise will be carried	Rs. 25,000/- towards Analysis Reports.

		to use of DG set, Vehicle Movement and machine etc.	acoustic enclosure on DG set	out to ensure the incremental noise level due to DG set.	
5.0	Soil / Land	The top soil that is excavated should be saved not only for refilling but also with a view not to lose the stated productive soil by just dumping it outside the premises.	Excavation and filling is carried out at the time of foundation work for the Hotel construction and DG set. The excavated soil was reused within the premises so the topography of the site is retained.	Storage of excavated soil in a designated place and consumed it for the site leveling and greenery development.	-Nil- The topography of the site is retained. Therefore, there is no remediation plan required.
6.0	Solid Waste	Ensuring segregation of municipal waste.	Odour issue, soil/water contamination and health issue may arise at some extent but temporary impact.	Providing a separate storage bin for municipal waste collection and treat through a small onsite composting machine for municipal waste and compost to be used as a soil conditioner	The composting set-up would cost approximately Rs. 1,25,000/-.
7.0	Hazardous Waste	Un-managed dumping, nuisance creation, toxicity generation, health effect	Health effect on workers handling waste and Contamination of soil / water ,	Storage at separate place return of containers to the authorized vendors /recyclers, Health check-up of workers handling toxic and hazardous materials	All hazardous waste material generated from DG set will be handed over to the authorized recyclers. Therefore no remediation plan is required.
8.0	Ecological Environment	Disturbing the Flora and fauna in the vicinity of the area.	The hotel is constructed on own commercial vacant plot and there is no Loss of native flora and aesthetic view	Plantation of trees in and around the project site.	The budget of Rs. 50,000/- shall be for the plantation of trees to enhance the aesthetic beauty and for maintaining green belt and the same has been covered in point No. 3.
9.0	Socio-Economic Environment	Occupational Health and amenities	Negligible Health aspects of the employee and facilities related to hygiene and sanitation.	Providing safety equipments (PPE), change rooms including drinking water facility as well as bathrooms for the workers	Being the hotel facility all the facilities have already provided so remediation plan is not required.

THUS, TOTAL COST ASSESSMENT RELATED TO ENVIRONMENTAL DEGRADATION AND ITS REMEDIATION AS STATED ABOVE WOULD BE: RS. 14, 00,000/-

1. PART-B-NATURAL & COMMUNITY RESOURCES AUGMENTATION PLAN

The remediation plan concentrated on site activity and presented measures related to mitigation / control of pollution at project site. The impacts of the project activity related to operation of DG sets, transport of materials, employment and resource consumption have a bearing on the surroundings areas. Hence it is proposed to prepare a natural and community services augmentation plan to compensate the impacts.

It may be noted that the project proponent implemented various measures as mentioned in the remediation plan.

The augmentation plan will be multifold in nature and will be in conjunction with the damage assessment as stated earlier.

Activities for the augmentation plan can be classified in major categories as under:

- A. Natural Resource Augmentation Plan
- B. Community Augmentation Plan will consist of
 - Infrastructure Development Work
 - Soft Skill Development Work.

Natural resource augmentation plan with budgetary Estimation

S. No.	Activity	Budgetary Allocation(Rs.)
A.	NATURAL RESOURCE AUGMENTATION PLAN	
a.	Provision of solar panel lighting in slum areas	1,50,000
	Sub Total (A)	1,50,000

Community resource augmentation plan with budgetary Estimation

S. No.	Activity	Budgetary Allocation(Rs.)
B.	COMMUNITY RESOURCE AUGMENTATION PLAN	
B1	Infrastructure development work	
a.	Furniture (Table and Chair) at Anganwadi Kendra @1500/Unit= 80 Units approx.	1,25,000
	Sub Total (B1)	1,25,000
B2	Soft Skill Development Work	
b.	E Learning Smart Classes with Projector @ 30,000 (Approx.) and one year subscription of online learning Classes @ 45,000 (Approx.)	1,25,000
	Sub Total (B2)	1,25,000
	Total	2,50,000

Total fund allocated towards natural and community resource augmentation plan

= Sub Total (A) + Sub Total (B1)+ Sub Total (B2)
 = Rs. (1,50,000+1,25,000+ 1,25,000)
 = Rs. 4, 00,000/-

6.0 CONCLUSION AND RECOMMENDATION

From the above analysis it can be concluded that is some impact on ecological damage was done by Pearl Grand Hotel due the construction of 13 more rooms, 1 bar, 1 hall and installation of one additional DG Set (250 KVA x 1 nos).

The summary of budgetary allocation with respect to violation activity and remediation/ EMP measures suggested/recommended as well as natural and community resource augmentation plan is stated under:

Summary of total budgetary allocation with respect to violation activity and remediation

S. No.	Description	Amount(Rs.)
1.	Estimated cost of damage / remediation with respect to ecological aspects	14,00,000/-
2.	Cost estimate for natural resources augmentation plan and Community resources augmentation plan	4,00,000/-
	Total (Rs.)	18,00,000/-



7.0 IMPLEMENTATION SCHEDULE OF PLANNED ACTIVITIES AND RELATED BANK GUARANTEE:

The proposed activities under the remediation/ EMP measures suggested/recommended, natural and community resource augmentation will be implemented in a span of 3 years in phased manner.

It may be noted that the project proponent will also give a bank guarantee equivalent to the amount of remediation plan natural and community resource augmentation plan i.e ₹. **18,00,000/- (Eighteen lakh Only)** to Uttarakhand Environment Protection and Pollution Control Board (UEPPCB) which will be returned on completion of the above stated plan.

The plan of Rs 18,00,000 lakh for compensating damage to the environment will be implemented in three years.

The SEAC after due consideration of relevant documents submitted by the project proponent and additional clarification furnished in response to its observations have recommended the grant of Environmental Clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly the SEIAA hereby accords necessary Environmental Clearance for the project under category B-2 of EIA notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

1- Pre-Construction Phase

- 1.1. The project proponent should advertise with basic details at least in two widely circulated local newspapers, within seven (7) days of the receipt of the clearance letter informing that the project has been accorded environmental clearance which is available with the State Environment Impact Assessment Authority, Dehradun and a copy of the same is being sent to the Regional Office of Ministry of Environment, Forests and Climate Change, Govt of India located at 25 Subhash Road, Dehradun.
- 1.2. A copy of the Environmental Clearance letter shall be sent by the proponent to the concerned local body/Municipal Corporation.
- 1.3. **Consent to Establish shall be obtained from Uttarakhand Environment Protection and Pollution Control Board under relevant provisions of Central Air Act and Central Water Act before starting up of any construction activity at the site**
- 1.4. The Site Lay out plan and Building plan should have been approved by the concerned Department/Agency of the State Government before start of work at the construction site. The structural design and other aspects of the building shall comply with guidelines of National Building Code. This shall be ensured by concerned Department of State Government/Accredited Agencies.
- 1.5. The building plan and structural design shall comply with requirements of Seismic Zone – IV as outlined in National Building Code.
- 1.6. All prescribed interventions as per various conditions of this EC may be incorporated appropriately in the DPR of the project.

2- Construction Phase

- 2.1 The Site Lay out plan and Building plan should have been approved by the concerned Department/Agency of the State Government before work start up at the construction site. The structural design and other aspects of the building shall comply with guidelines of National Building Code. This shall be ensured by concerned Department of the State Government/Accredited Agency.
- 2.2 The building plan and structural design shall comply with requirements of Seismic Zone – IV as outlined in National Building Code.
- 2.3 The soil and groundwater samples shall be tested from accredited agencies and it shall be ensured that they comply with CPCB standards so as to ensure that there is no threat to groundwater quality by leaching of heavy metals and toxic contaminants.
- 2.4 DG Sets shall be used only as backup power. The capacity of DG sets shall not exceed capacity 62.5 KVA (01 No.) + 250 KVA (01 No.), and it should have stack height complying with CPCB norms.



- 2.5 One third of the total project site area shall be converted into green belt in consultation with forest department. The green belt shall not include kitchen garden, flower pots and grasses/herbs in the area.
- 2.6 The fire safety arrangements and emergency exit plan should be as per the norms of the concerned regulatory authority/agency.
- 2.7 STP shall be installed for treating waste water upto permissible standards and complying with parameters of CPCB/UEPPCB guidelines.
- 2.8 DG sets shall be used only in emergency purpose. The use of solar energy and inverter shall be ensured and maximized as backup power.
- 2.9 Solar panel/energy should be encouraged/installed in the premises.
- 2.10 Rain water harvesting system shall be installed as per standards.
- 2.11 The project proponent shall ensure compliance to provisions of the all Acts, Rules, Regulations and Guidelines from time to time in force, as applicable to the project.
- 2.12 The project proponent shall submit half yearly compliance report of stipulated conditions of Environment Clearance in soft copy through PARIVESH PORTAL given link: <https://parivesh.nic.in>. Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UEPPCB, Uttarakhand.

3- Condition for Entire life of project

- 3.1 DG sets shall be used only for emergency purpose. The use of solar energy and inverter shall be ensured and maximized as backup power.
- 3.2 Toilet (Rest room) facilities shall be provided for service staff.
- 3.3 The SEIAA Uttarakhand reserves the right to withdraw the Environmental Clearance subject to any change in the Government policy by the Central Government or State Government of Uttarakhand, as may be applicable to this project.
- 3.4 If the ownership is transferred then fresh Environment Clearance is to be obtained under the provisions of Doon Valley Notification, 1989 and EIA notification dated 14.09.2006. However, no activity shall be undertaken till the Environment Clearance is transferred in his name and he is lawfully bound to Comply with the conditions of the Environmental Clearance.
- 3.5 All directions of Fire Department shall be complied with.
- 3.6 **Project Proponent shall nominate a person responsible for implementing the environmental management plan within a month and inform the contact details to SEIAA.**
- 3.7 **In view of circumstances arising out of COVID-19 situation all necessary safeguards as per the direction of District administration shall necessarily be undertaken.**

(G.S. Pande)
Member Secretary,
SEIAA, Uttarakhand

O/C

No.- 8(15)/2019 dated- as above
Copy for information and necessary action to-

- 1) Secretary, Ministry of Environment, Forests and Climate Change, Gol, Indira Paryavaran Bhawan, Aliganj, Jor Bagh Road, 3rd Floor, Vayu Wing, New Delhi.
- 2) Principal Secretary, Environment and Forests, Government of Uttarakhand, Dehradun.
- 3) APCCF, Regional office (Central) MOEF&CC, 25 Subhash Road, Dehradun.
- 4) Principal Chief Conservator of Forests (Wildlife)/Chief Wild Life Warden, Dehradun.
- 5) **Member Secretary, UEPPCB, Dehradun.**
- 6) Guard File.

(G.S. Pande)
Member Secretary,
SEIAA, Uttarakhand

O/C